

Kuzuri Kijiji
100 Sussex Avenue
East Orange, New Jersey

Updated April 21, 2015, 4:30 PM

QUESTIONS AND ANSWERS

In connection with the Agency's issuance of its Request for Offers to Purchase for the Sale of Real Property – Kuzuri Kijiji on February 13, 2015 and amended April 8, 2015, the Agency received questions from members of the public. In accordance with the procedures set forth in Section 5.0 of the RFOTP, the questions and the Agency's answers are provided as follows:

Q: Are these homes in reusable condition or have to be demolished?

A: Offerors should inspect the property and come to their own conclusions. The Agency is not requiring one approach or the other as part of the RFOTP process.

Q: Is there any asbestos or any other environmental problems on the site?

A: The Agency does not have direct knowledge and makes no representations about such conditions. The Offeror should inspect the property and come to its own conclusions, either prior to making its offer or, if the offer and subsequent negotiations result in a contract with the Agency, as part of a due diligence provision therein.

Q: Why was the project vacated?

A: Contributing factors were deteriorated condition, low HUD REAC scores and HUD's withdrawal of project-based Section 8 vouchers prior to the Agency taking title to the project.

Q: Are there any specific requirements for new construction?

A: Offerors should consult with government officials, including those for the City of East Orange officials about construction requirements. Such requirements are not a part of the RFOTP.

Q: Will the property be free and clear of all liens and violations?

A: The existence and status of any violations should be determined by consulting with appropriate governmental authorities. It is anticipated that offers will be contingent upon the Offeror being granted clear title, insurable at regular rates.

Q: What price range is expected?

A: The Agency does not provide this information as part of the RFOTP process.